

# A DPW's Perspectiv

e

COL Jim Duttweiler  
Director of Public  
Works  
Fort Campbell,  
Kentucky

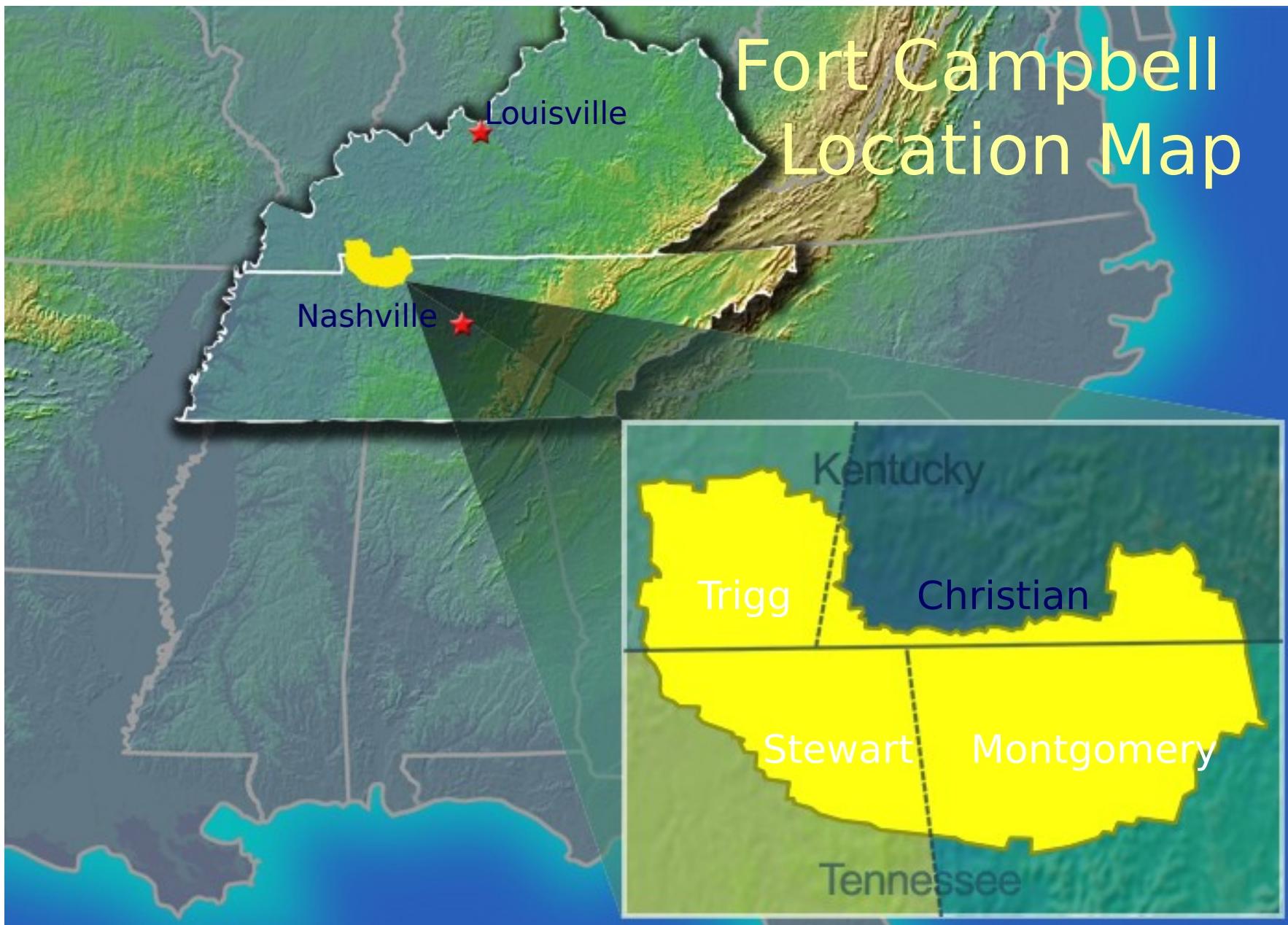
# Topics

- Introduction
- Fort Campbell SITREP
- RCI at Fort Campbell
- Housing Challenges
- Managing Expectations
- The Future Army
- Who's it for?

# Introduction ("Semper Me")

- 22 years as a military dependent / ROTC
- 23 ½ years active duty
- 6 years as a DPW & 1 year in ASA(I&E)
- 20 years in Military Family Housing
  - FT Eustis, FT Belvoir, FT Richardson, Chanute AFB, FT Riley, Heidelberg, FT Campbell
  - Capehart, duplexes, stairwell, single family home
- Wife is an Army "brat," too

# Fort Campbell Location Map



# A Heritage of Excellence



# 101<sup>st</sup> Airborne Division (Air Assault)





160<sup>th</sup> Special Operations Aviation  
Regiment

# 5<sup>th</sup> Special Forces Group (A)



# Fort Campbell SITREP

BLUF: Transforming, High OPTEMPO, Packed to the gills

- 27,650 soldiers (+4,400 from a year ago)
- 2,700 soldiers deployed / Division deploys later this year
- 15,600 families (28,000 family members)
- 9,388 barracks spaces
- 4,094 active housing units
- DoD School System: K-12

# Fort Campbell Housing

- 4,094 active housing units
  - Built from 1948 thru 2003
- 3 historical houses (General Officer)
- 15 person Government Housing Office
  - Housing Services (CHRRS)
  - Engineering

# Wherry Housing c. 1948



COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005

c. 1957



COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005

# c. 1960



COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005

c. 1974



COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005

# MILCON c. 2003



COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005

# Commanding Generals' House

c. 1833



COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005

# Fort Campbell Family Housing First Day 1 Dec 2003



COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005

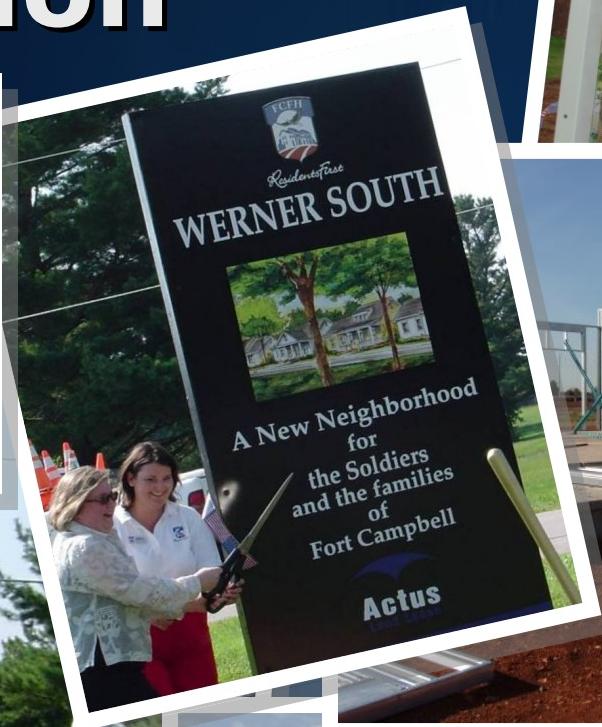
# RCI at Fort Campbell

- CDMP began in 2002
- Transition on 1 December 2003 to Fort Campbell Family Housing (FCFH) in partnership with Actus Lend Lease
- 50 year project, 6 year initial development period, \$60 government contribution
- 4255 quarters vs. 4230 original.  
Additional government funding will build additional houses (200~400).

# Renovations



# New Construction



# Community Managers



# Making Things Better



COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005

# Special Events



COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005



COL Jim Duttweiler, IMSE-CAM-PW  
DSN 635-9700 COMM (270) 798-9700

[duttweiler@us.army.mil](mailto:duttweiler@us.army.mil),  
27 January 2005

# Family Fun Fair with MWR



COL James Duttweller, IMSE-CAM-PW, james.duttweller@usmc.mil  
DSN 635-9700 COMM (270) 798-9700 27 January 2005

# National Night Out



# One Year Later...



COL Jim Duttweiler, IMSE, USA, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005

# Housing Challenges

- Haves vs. Have Mores
  - $100,000 = 53,365$  but 1.02 vs 1.05

# A BAH Based Program

- Does a house cost more at Fort Belvoir, Virginia, or Fort Campbell, Kentucky?
- ANSWER: FT Belvoir - a \$400,000 house at Fort Belvoir (Springfield, VA) = \$214,000 house at Fort Campbell (Clarksville, TN)
- Does it cost more to build at Fort Belvoir or at Fort Campbell?
- Answer: FT Campbell - Area Cost Factor for FT Campbell = 1.05; FT Belvoir = 1.02
- E6 BAH: \$1,758 vs. \$793

# Housing Challenges

- Haves vs. Have Mores
  - $100,000 = 53,365$  but 1.02 vs 1.05
- BAH Standards vs. RCI Standards
- Army unit stabilization
- Utility program
- Developers aren't perfect
- Civilian or Military Culture?

# Managing Expectations

- “You want me to sign WHAT?”
- Same type house, different rank = different rents
- “I’m PAYING for THIS?”
- “We had RCI at Fort .... And THEY....”

# The Future Army

- High OPTEMPO (frequent deployments)
- Increased expectations of post housing
- Increased need for family programs
- Increasing reliance on non-traditional sources of funding
- Increased demand for un-biased real estate services



# Who's it for?

HOME OF THE SCREAMING EAGLES

FORT CAMPBELL



COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005



COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005



COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005



3 6:30 PM

COL Jim Duttweiler, IMSE-CAM-PW, [james.duttweiler@us.army.mil](mailto:james.duttweiler@us.army.mil),  
DSN 635-9700 COMM (270) 798-9700 27 January 2005



# Who is it for?



# Who is it for?

A large, dark silhouette of two moose is centered against a vibrant, golden-yellow sunset. The moose are shown from the side, facing each other, with their heads raised and antlers visible. The background is filled with the warm glow of the setting sun, creating a textured, glowing effect.

# *Fort Campbell*

## *Leading the Way in the 21<sup>st</sup> Century*